

PLANNING & ZONING COMMISSION
September 8, 2009

TO: Dominic M. Palumbo, Chairman	William D. O'Hare, Alternate
James J. Giuliatti, Vice Chairman	John H. Vanacore, Alternate
Douglas E. Roberts, Secretary	Antoinetta A. Carmody, Alternate
Vern E. Carlson	
Brian R. Cummings	
Alan Fredricksen, Land Use Administrator	
Jonathan Bodwell, Town Engineer	

REMINDER

There will be a meeting of the Planning & Zoning Commission on Monday, September 14, 2009, at the Parks and Recreation Center on Linsley Street in Room #2 at 7:00 PM, to consider the following applications:

AGENDA

PUBLIC HEARINGS:

1. #P09-30 Public Hearing for the Site Plan Application of Pocket Communications Applicant, South Central Connecticut Regional Water Authority, Owner, relative to 3 Horseshoe Hill Road, (Map 8, Block 66). Plan Entitled: Pocket Smart Wireless NHCT0177A, 3 Horseshoe Hill Road, North Haven, CT 06473. Prepared by Bay State Design, Inc., Dated 8/6/09. Scale 1" = 20'. R-40 Zoning District.
2. #P09-27S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of SAF-T Auto Centers, Applicant, Amy E. DiFazio, Owner, relative to 476 Washington Avenue, (Map 90, Block 26). Plan Entitled: SAF-T Auto Centers, Property Owned by Amy E. DiFazio, 476 Washington Avenue, North Haven, CT. Prepared by PDS Engineering & Construction, Inc., Dated 7-29-09. Scale 1" = 20'. CB-40 Zoning District.
3. #P09-33 Application of Steven M. Wolk, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 4.4.1.38, to permit other art studios for the creation and instruction of fine and commercial art forms including painting, illustration, sculpture, limited edition fine art printing, graphic arts, multimedia, and dermagraphics in CB Zoning Districts. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

SITE PLANS:

4. #P09-27 Site Plan Application of SAF-T Auto Centers, Applicant, Amy E. DiFazio, Owner, relative to 476 Washington Avenue, (Map 90, Block 26). Plan Entitled: SAF-T Auto Centers, Property Owned by Amy E. DiFazio, 476 Washington Avenue, North Haven, CT. Prepared by PDS Engineering & Construction, Inc., Dated 7-29-09. Scale 1" = 20'. CB-40 Zoning District.
5. #P09-28 Site Plan Application of Ken Ginsburg, VGY Development, LLC, Owner and Applicant, relative to 449-453 Washington Avenue, (Map 90, Lot 8). Plan Entitled: Proposed Site Development Plan, for 449/453 Washington Avenue, North Haven, Connecticut. Prepared by John Paul Garcia & Assoc., Dated 7-28-09. Scale 1" = 30'. IL-30 Zoning District.
6. #P09-31 Site Plan Application of McDermott Road, LLC, Owner and Applicant, relative to 81 McDermott Road, (Map 6, Lot 33). Plan Entitled: Site Development Plan, 81 McDermott Road, North Haven, CT, Prepared by Nafis & Young Engineers, Inc., Dated 12/15/08, rev. 8/7/09. Scale 1" = 20'. IL-30 Zoning District.
7. #P09-32 Site Plan Application of 208 Quinnipiac Avenue, LLC, Owner and Applicant, relative to 208 Quinnipiac Avenue, (Map 11, Lot 35). Plan Entitled: Site Development Plan, Property of 208 Quinnipiac Avenue, LLC, Prepared by Godfrey-Hoffman Associates, LLC, Dated 8-7-09. Scale 1" = 20'. IL-30 Zoning District.

OTHER: Lot Line Revision – 129T Bassett Road

DELIBERATION SESSION: #P09-17, 320 Kings Highway
#P09-30, 3 Horseshoe Hill Road
#P09-27S, 476 Washington Avenue
#P09-33, Proposed Amendment
#P09-27, 476 Washington Avenue
#P09-28, 449-453 Washington Avenue
#P09-31, 81 McDermott Road
#P09-32, 208 Quinnipiac Avenue

INFORMAL PRESENTATION: None

EXTENSIONS: #P05-74, 144D & 146 Washington Avenue

BONDS:

CHANGE OF USE: 400 Sackett Point Road
464 Washington Avenue

CORRESPONDENCE: - Pond View Estates

- Pharmacia & Upjohn Status Report, August 2009
- Conn. Federation of Planning & Zoning Agencies, Newsletter, Summer 2009
- Cease & Desist – Stanley Sosensky
- South Central Conn. Regional Council of Governments Letter

MINUTES: August 3, 2009

ADJOURN:

GENERAL PUBLIC COMMENT:

PLEASE CALL THE LAND USE OFFICE IF YOU ARE UNABLE TO ATTEND